

FOR SALE OR LEASE**CUSTOM INDUSTRIAL PROPERTY (IOS)****GREAT INDUSTRIAL
OUTDOOR STORAGE
WITH GATED ACCESS.**

- 1.32-acre
- I-2 (Heavy Industrial) zoned
— most permissive zoning
Washington City offers
- Generous fenced yard area for
outdoor storage, fleet parking,
or material laydown
- Direct frontage on Country Way;
quick access to I-15 via
Washington Dam Rd
- Build to suit and customized

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TABLE OF CONTENTS

CUSTOM INDUSTRIAL PROPERTY
62 NORTH COUNTRY WAY • WASHINGTON, UT

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Summary and Overview	3
Land Photos	4
Floor Plans	5
Building Elevations	6
Plat and Location	7
Industrial Park Zoning	8
Regional Map	9
Aerial Map	10
Demographics	11
Business Map	12
GLOBAL REMAX	13



Property Overview - Phase I

Phase #1 West Building includes enormous, fully fenced and gated yard for outdoor storage. Brand-new dual-tenant industrial building delivering 2026/2027, available as two units with a 4,000 SF and a 5030 SF suite, premium pre-engineered metal building by Nucor with charcoal vertical R-panel, midnight-black wainscot, and aluminum wood-look entry accents - leases like Class-A flex but priced as warehouse.

- 4,000 SF ground-floor warehouse per unit with 19'-3" clear height
- Two overhead roll-up pass thru doors per unit (total 4), dedicated front and rear man-doors, dedicated signage band, dedicated steel canopy entry
- Ready for tenant- customized slab and owner or TI buildout
- Future mezzanine option (designed-in) - add 1,030 SF of office/storage above for each unit
- Separate utility metering · Dedicated yard / parking area
- Washington City culinary water and sewer · Dixie Power · Dominion Energy gas · Multiple internet providers
- Each unit has a fenced, gated, and huge yard ideal for outdoor storage

Location Overview

62 N Country Way
(Lot 34A) · Red Waters at
Sunrise Valley Industrial
Park, between
Washington and
Hurricane in Southern
Utah's fastest-growing
industrial corridor.

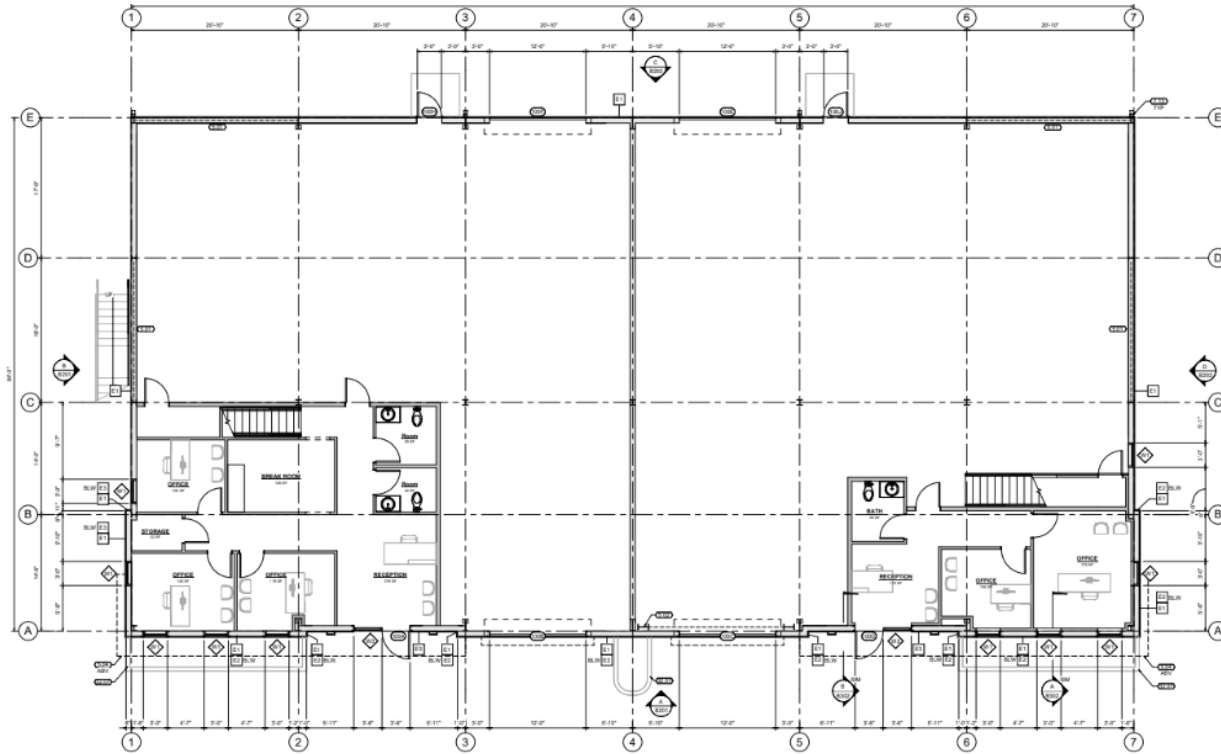
Property Summary For Sale

Building SF:	9030
Lot Size:	1.32 Acres
Parking:	27
Year Built:	2026-2027
Zoning:	I-2 Heavy Industrial
Unit #1 @ 5030 SF	Includes 1030 SF finished Mez
Unit #2 @ 4000 SF	Includes unfinished Mez
Price:	\$2,150,000 / \$238/SF

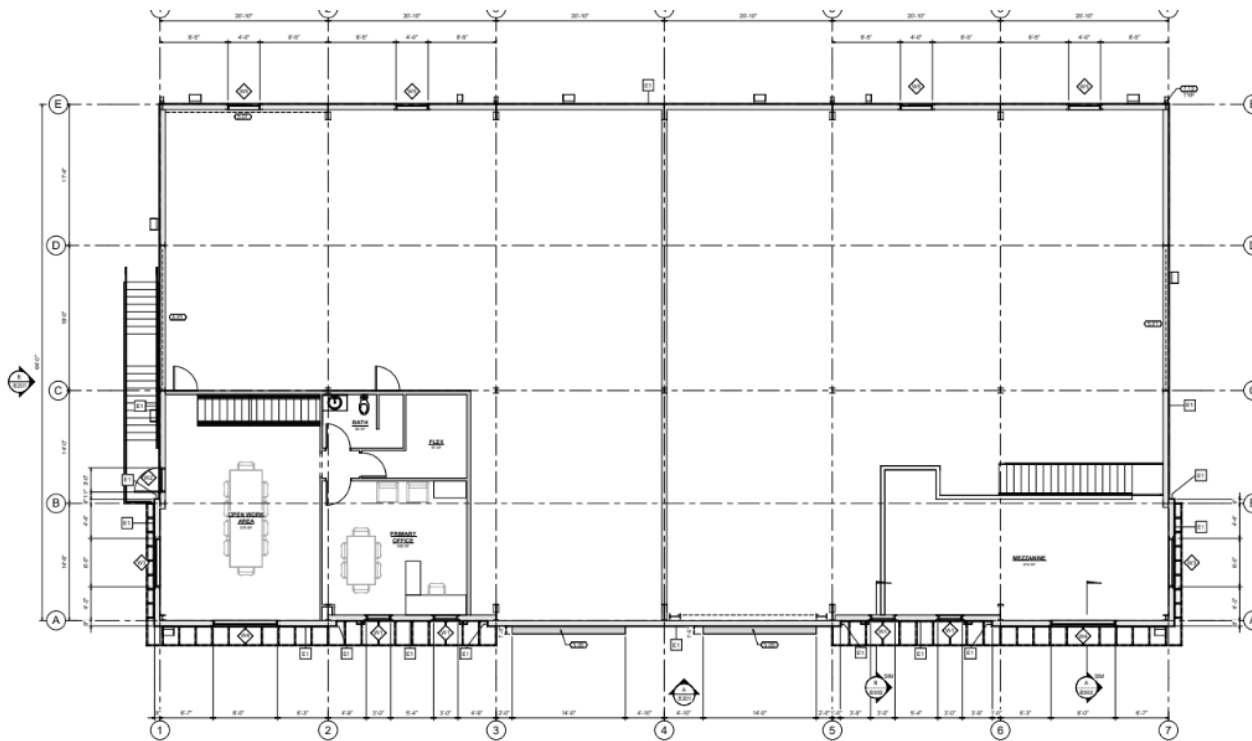
Property Summary For Lease

Building SF:	9030 (5030 SF or 4000 SF)
Lot Size:	57,499 SF
Parking:	27
Year Built:	2026-2027
Zoning:	I-2 Heavy Industrial
Unit #1 @ 5030 SF	Includes 1030 SF finished Mez
Unit #2 @ 4000 SF	Includes unfinished Mez
Lease Rate	\$1.34/SF





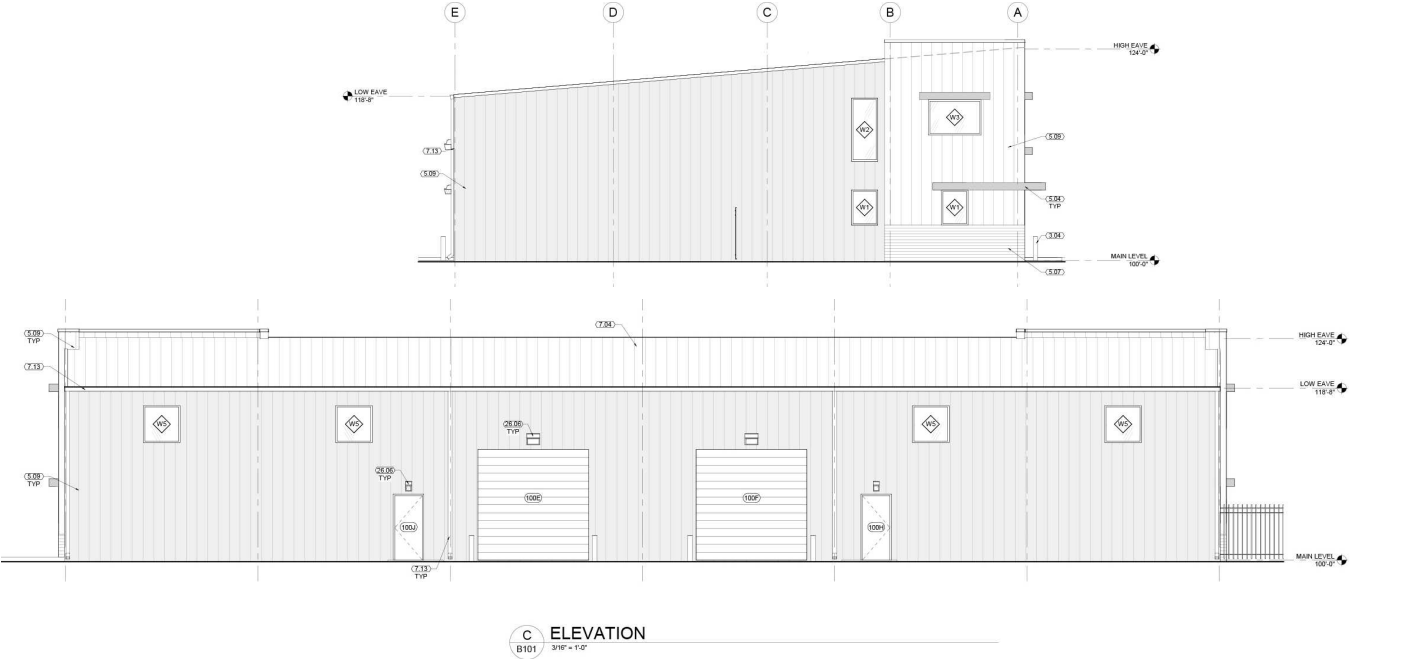
MAIN LEVEL FLOOR PLAN



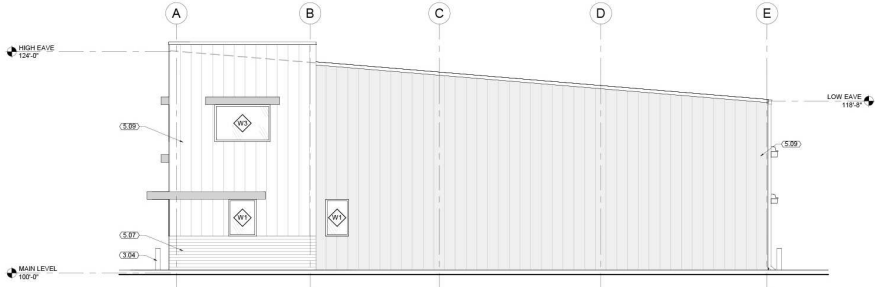
UPPER LEVEL FLOOR PLAN

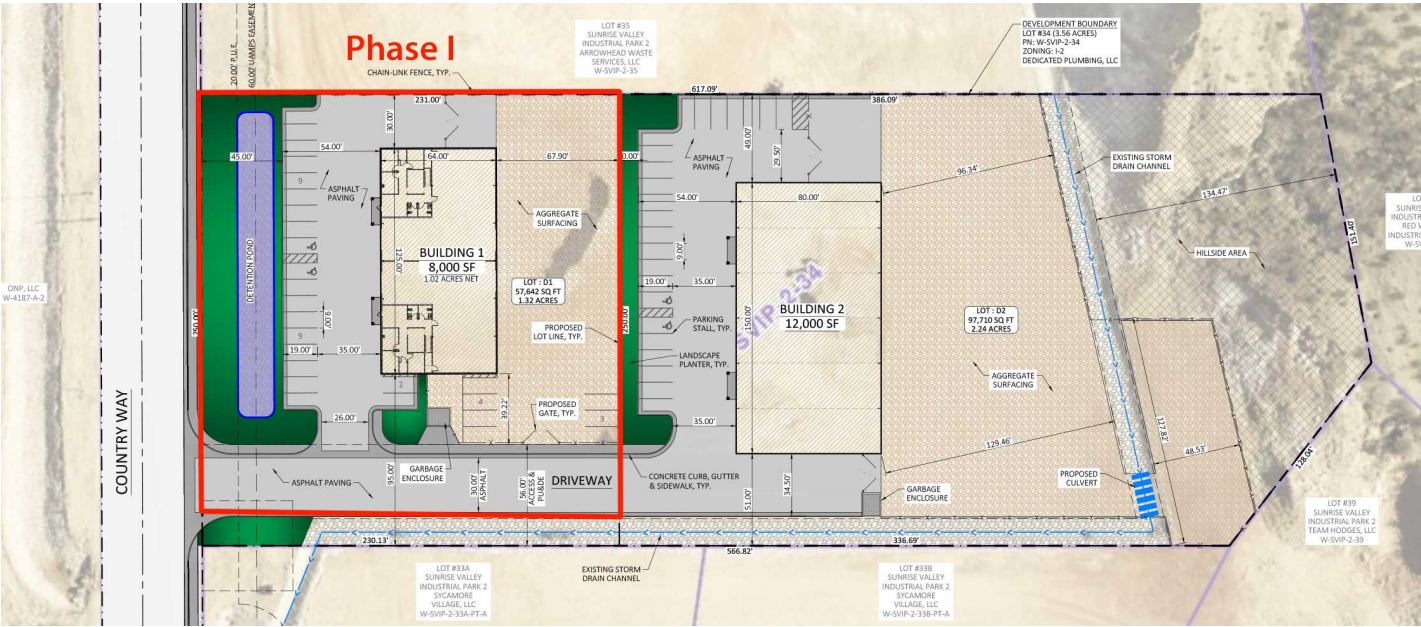


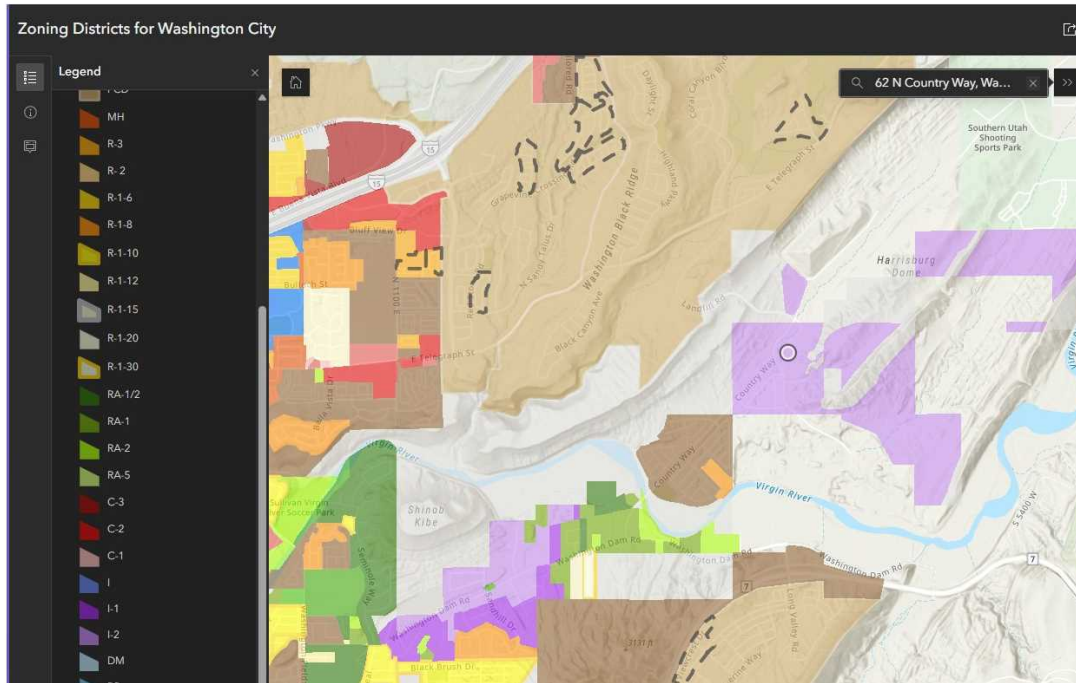
- KEYNOTES**
- 3.04 6" DIA. SAFETY BOLLARD, SEE SITE DETAILS
 - 5.04 PRE-FABRICATED STEEL CANOPY
 - 5.07 4" HIGH METAL WALL PANEL, WAINSCOT, HORIZONTAL RIB, GA MEDIUM BLACK
 - 5.09 METAL WALL PANEL BY NUCOR, VERTICAL R-PANEL, 26 GA, CHARCOAL
 - 7.05 ALUMINUM WOOD-LOOK CLADDING PER OWNER
 - 7.13 METAL GUTTER AND DOWNSPOUTS PER PEMB



- KEYNOTES**
- 3.04 6" DIA. SAFETY BOLLARD, SEE SITE DETAILS
 - 5.07 4" HIGH METAL WALL PANEL WAINSCOT, HORIZONTAL RIB, GA MEDIUM BLACK
 - 5.09 METAL WALL PANEL BY NUCOR, VERTICAL R-PANEL, 26 GA, CHARCOAL
 - 7.04 METAL STANDING BEAM ROOF SYSTEM
 - 7.13 METAL GUTTER AND DOWNSPOUTS PER PEMB
 - 26.06 WALL MOUNTED EXTERIOR LIGHT, SEE ELECTRICAL







Zoning Districts for Washington City:

<https://washingtontcity.maps.arcgis.com/apps/instant/sidebar/index.html?webmap=1532fedcb4c540b98d74c4798f6cd487>

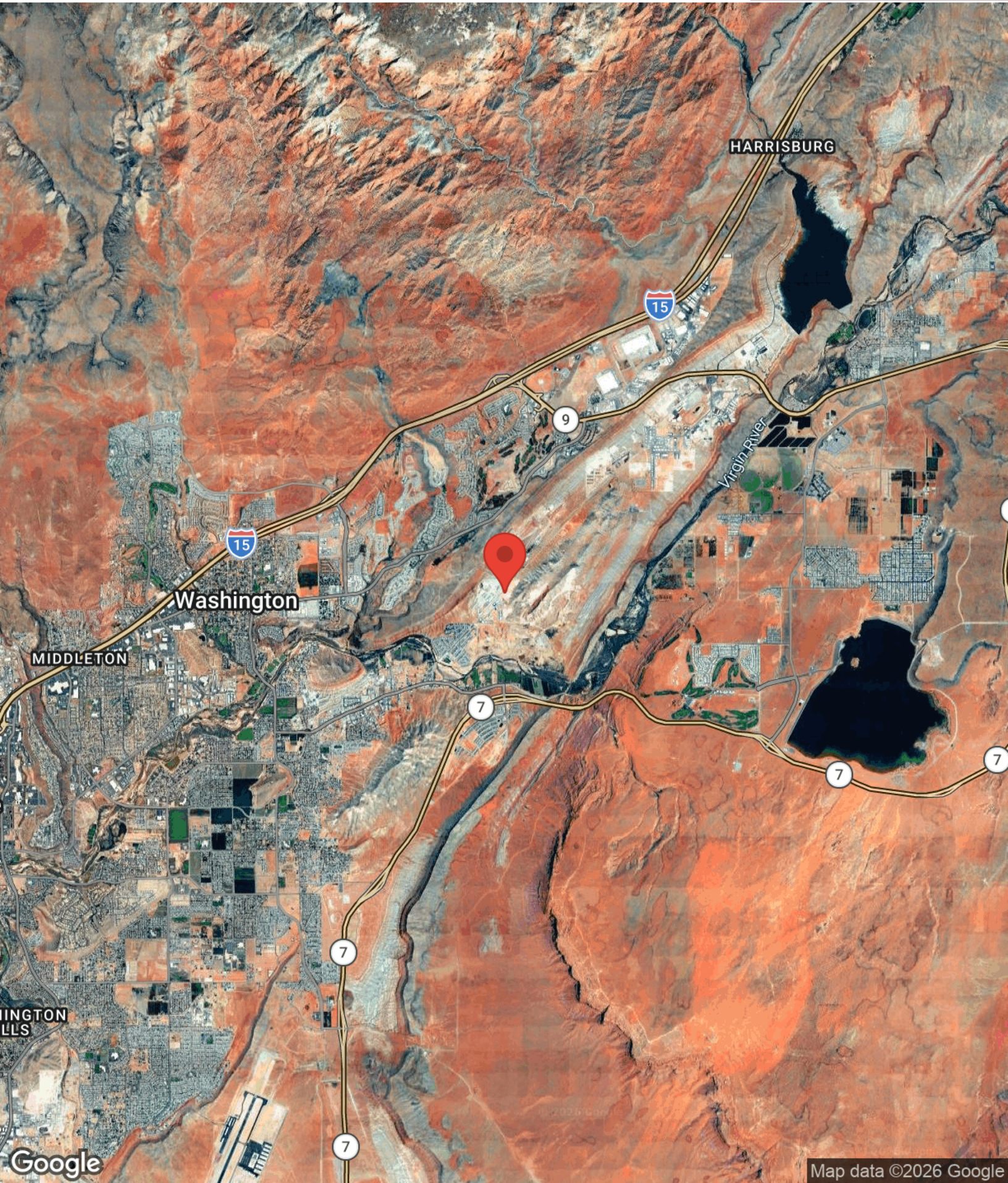
Zoning, Code, and Permissible Use:

https://codelibrary.amlegal.com/codes/washingtonut/latest/washington_ut/0-0-0-6647



REGIONAL MAP

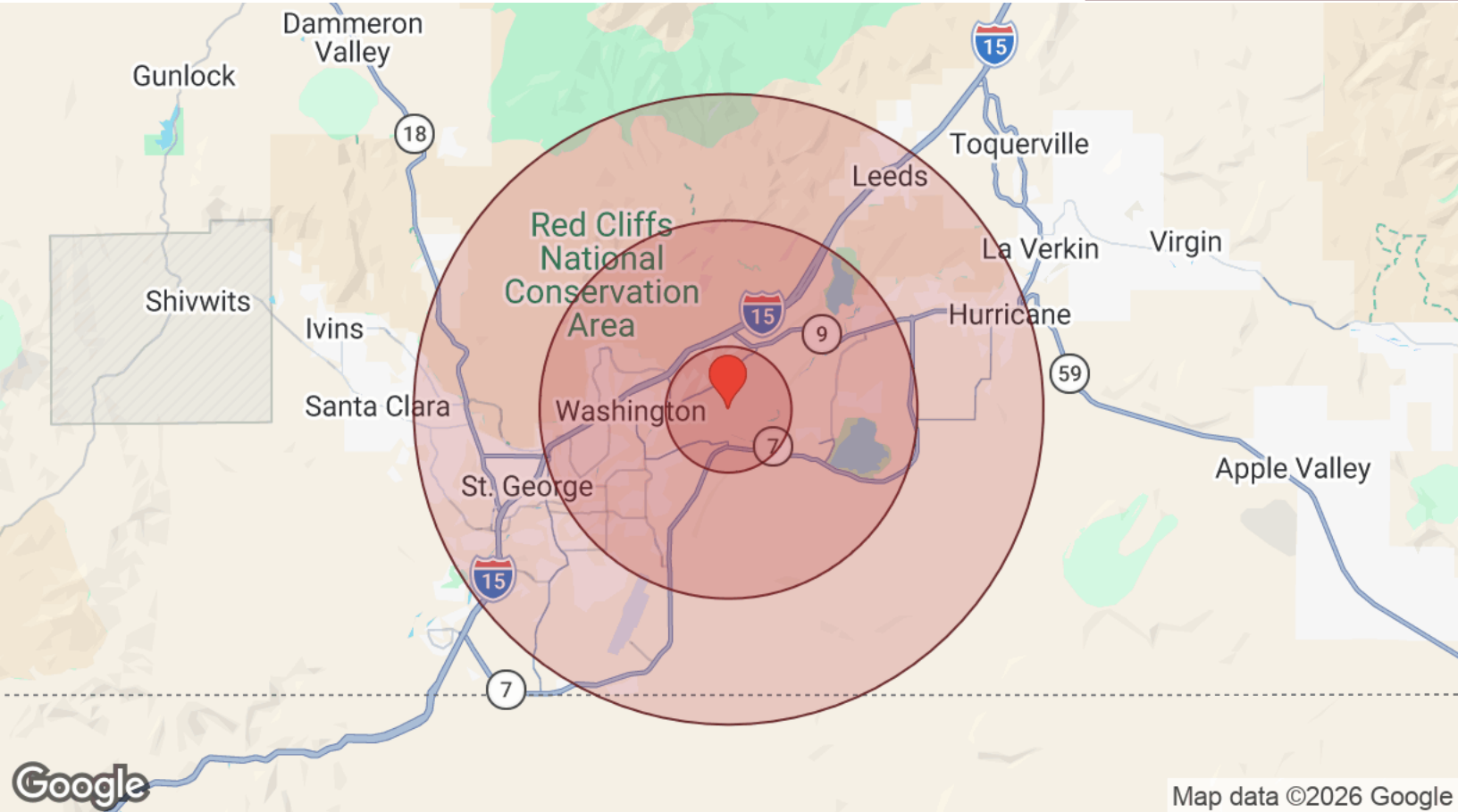
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AERIAL MAP

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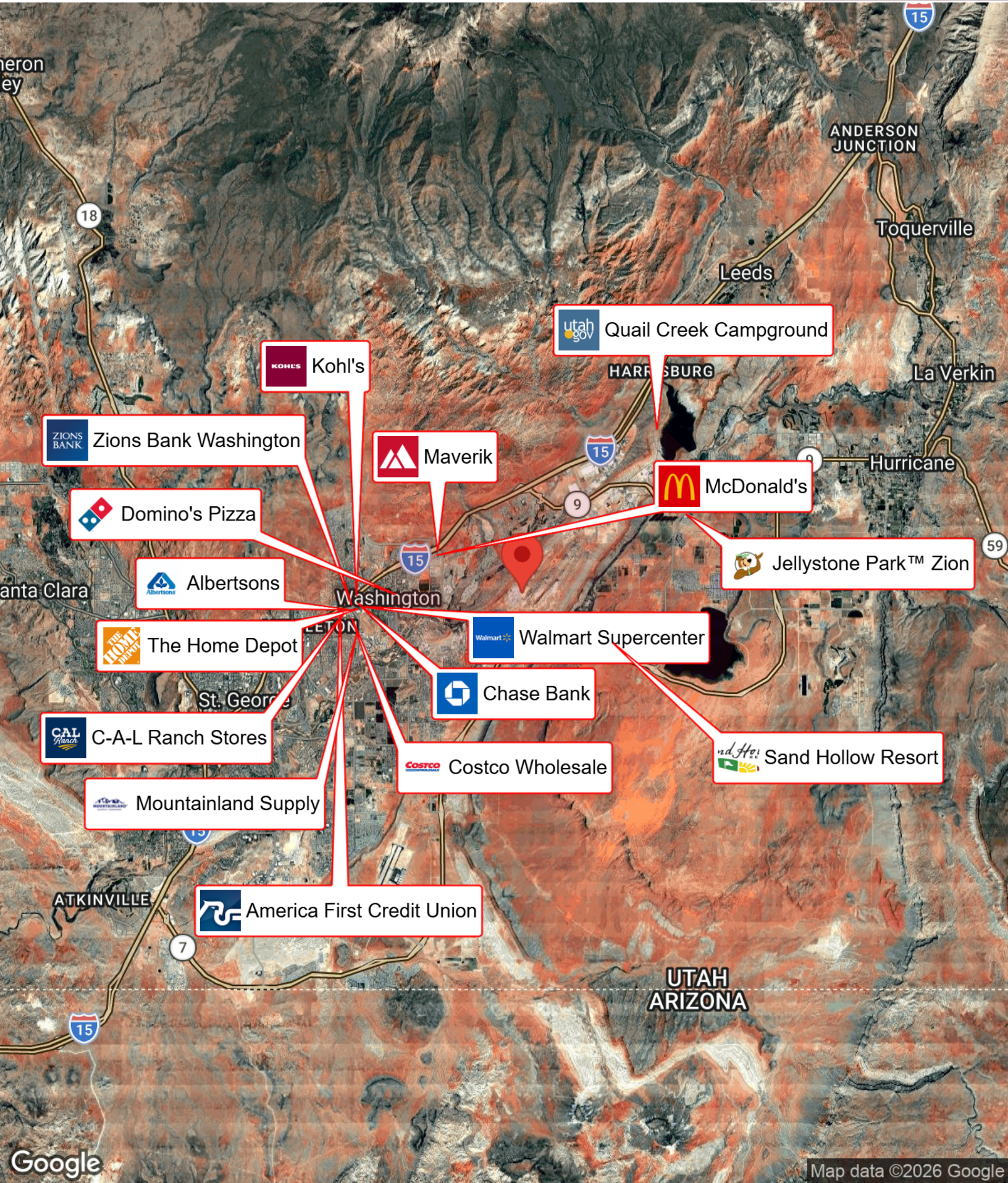
Distance: 2 Miles 6 Miles 10 Miles

Population	2 Miles	6 Miles	10 Miles
Male	3,520	33,224	78,683
Female	3,590	32,536	77,871
Total Population	7,111	65,760	156,554
Race / Ethnicity	2 Miles	6 Miles	10 Miles
White	5,772	53,075	125,556
Black	63	579	1,566
Am In/AK Nat	40	342	877
Hawaiian	49	447	1,080
Hispanic	864	8,529	20,869
Asian	122	947	2,145
Multiracial	195	1,743	4,211
Other	6	105	235
Housing	2 Miles	6 Miles	10 Miles
Total Units	3,850	29,304	69,030
Occupied	3,077	24,311	56,891
Owner Occupied	2,147	16,973	38,683
Renter Occupied	930	7,338	18,208
Vacant	773	4,993	12,139

Age	2 Miles	6 Miles	10 Miles
Ages 0 - 14	1,325	12,860	30,682
Ages 15 - 24	790	9,068	23,380
Ages 25 - 54	2,182	23,502	55,548
Ages 55 - 64	810	6,491	14,696
Ages 65+	2,004	13,838	32,247
Income	2 Miles	6 Miles	10 Miles
Median	\$94,045	\$85,219	\$84,504
Under \$15k	155	1,388	3,027
\$15k - \$25k	161	940	2,428
\$25k - \$35k	96	1,974	4,335
\$35k - \$50k	365	2,781	6,506
\$50k - \$75k	539	4,016	9,543
\$75k - \$100k	293	2,586	6,855
\$100k - \$150k	789	5,251	11,698
\$150k - \$200k	380	2,407	5,959
Over \$200k	299	2,970	6,541

BUSINESS MAP

CUSTOM INDUSTRIAL PROPERTY
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Kohl's

Quail Creek Campground

Zions Bank Washington

Maverik

McDonald's

Domino's Pizza

Jellystone Park™ Zion

Albertsons

Washington

Walmart Supercenter

The Home Depot

Chase Bank

C-A-L Ranch Stores

Sand Hollow Resort

Mountainland Supply

Costco Wholesale

America First Credit Union

UTAH
ARIZONA

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